

# HoldenCopley

PREPARE TO BE MOVED

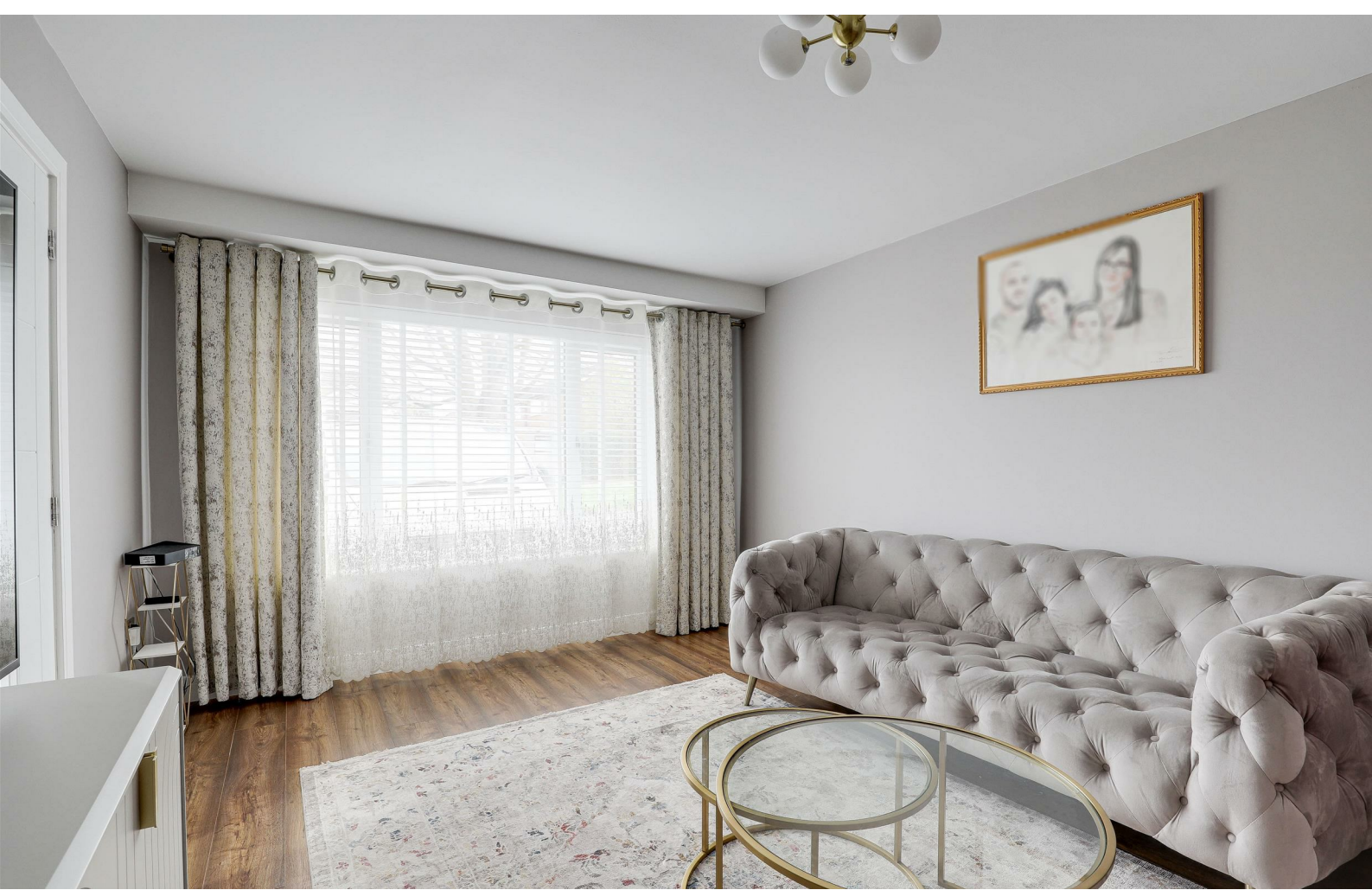
Queensbury Avenue, West Bridgford, Nottinghamshire NG2 7GE

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Guide Price £550,000 - £575,000



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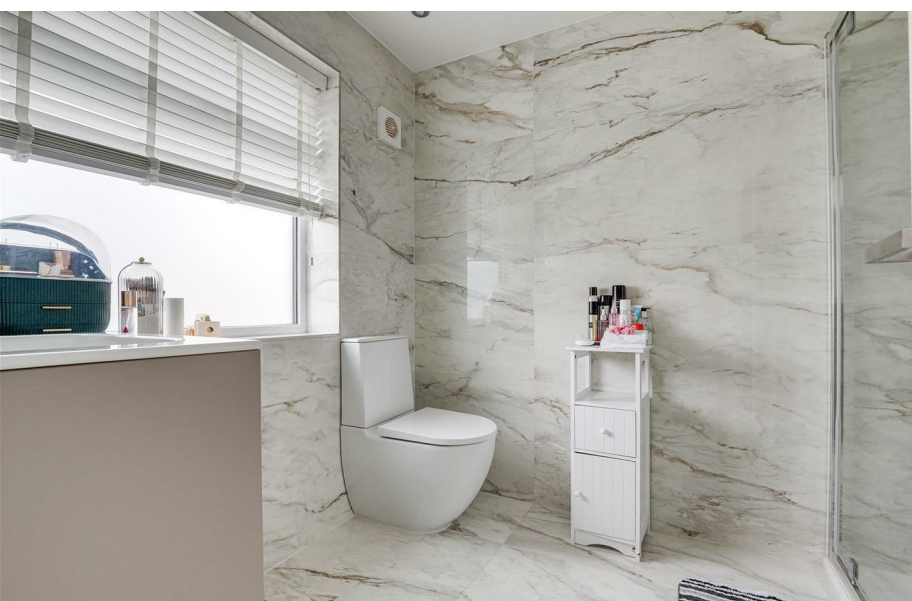
STUNNING FAMILY HOME...

Presenting this exceptional four-bedroom extended detached home, a spacious modern haven ideal for growing families. Nestled in a highly desirable location within easy reach of the vibrant centre of West Bridgford, this residence offers an abundance of excellent facilities and amenities, including proximity to the City Centre and Universities. Transportation is effortless with convenient access to regular bus stops and regional and national transport, including an excellent train service to London from Nottingham or East Midlands Parkway. Families will appreciate the proximity to schools such as The West Bridgford School and Heymann Primary & Nursery School. Upon entering, you are greeted by a welcoming entrance hall that leads to the inviting living room. The heart of the home lies within the modern kitchen diner, complete with a breakfast bar island, perfect for hosting gatherings. The open-plan living area is bathed in natural light from skylight lanterns, windows, and bi-folding doors that open out to the rear garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a utility room and separate W/C, adding convenience to daily living. Ascending to the upper level, you'll find four spacious double bedrooms, with the master bedroom benefiting from a stylish en-suite bathroom. A family bathroom caters to the needs of the rest of the residents, offering a luxurious retreat. Externally, the front of the property features a driveway providing off-road parking for multiple cars and access to the garage, offering additional parking space or storage. The rear garden is enclosed and low-maintenance, featuring a patio seating area and decorative stones adorned with various plants and shrubs, perfect for outdoor enjoyment and entertaining.

MUST BE VIEWED







- Extended Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish Bathroom & En-Suite
- Driveway & Garage
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

6'5" x 18'3" (1.98m x 5.57m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, an in-built storage cupboard, recessed spotlights, two full-height obscure windows to the front elevation and a single composite door providing access into the accommodation.

### Living Room

11'1" x 16'6" (3.40m x 5.03m)

The living room has laminate wood-effect flooring and a UPVC double-glazed window to the front elevation.

### Family Room

18'1" x 9'3" (5.53m x 2.83m)

The family room has laminate wood-effect flooring, recessed spotlights and open access to the kitchen diner.

### Kitchen Diner

14'5" x 31'0" max (4.40m x 9.47m max)

The kitchen boasts array of modern fitted base and wall units, complemented by worktops. Equipped with a composite sink and a half, complete with a drainer and a swan neck mixer tap. A feature breakfast bar island, additionally, there is ample space for a range cooker and an American fridge freezer. The kitchen features partially tiled walls, laminate wood-effect flooring, recessed spotlights and a skylight lantern and a UPVC double-glazed window to the rear elevation. The dining room has laminate wood-effect flooring, recessed spotlights, a skylight lantern, a UPVC double-glazed window to the rear elevation and bi-folding doors opening out to the rear garden.

### Utility Room

8'0" x 7'6" (2.46m x 2.29m)

The utility room has a range of fitted base and wall units with worktops and a splashback, a stainless steel sink and a half with a drainer and swan neck mixer tap, space and plumbing for a washing machine & tumble dryer, laminate wood-effect flooring and an extractor fan.

### W/C

3'1" x 7'4" (0.95m x 2.26m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, an extractor fan, tiled walls, tiled flooring and a UPVC double-glazed window to the side elevation.

## FIRST FLOOR

### Landing

10'8" x 11'10" (3.27m x 3.61m)

The landing has laminate wood-effect flooring, access to the first floor accommodation and access to the loft.

### Master Bedroom

13'3" x 11'10" (4.04m x 3.62m)

The main bedroom has laminate wood-effect flooring, a radiator, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

6'5" x 8'5" (1.97m x 2.59m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, recessed spotlights, an extractor fan, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

11'2" x 12'7" (3.42m x 3.86m)

The second bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bedroom Three

11'2" x 11'8" (3.41m x 3.58m)

The third bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Four

11'9" x 11'7" max (3.60m x 3.55m max)

The fourth bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bathroom

5'4" x 8'0" (1.65m x 2.45m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a bidet, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, an extractor fan, recessed spotlights, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

## Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage and courtesy lighting.

## Garage

14'3" x 11'8" (4.35m x 3.57m)

The garage has courtesy lighting, power supply, a wall-mounted boiler and an electric roller shutter door.

## Rear

To the rear of the property is an enclosed low-maintenance garden with a paved patio area, decorative stones with a range of plants and shrubs, courtesy lighting and fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, CityFibre, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

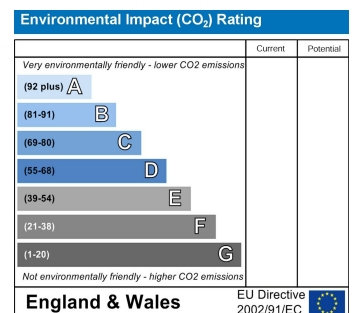
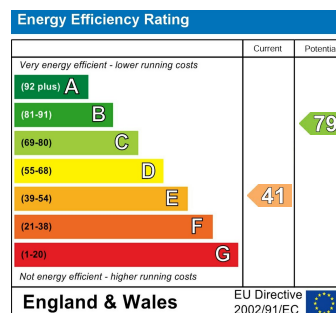
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)